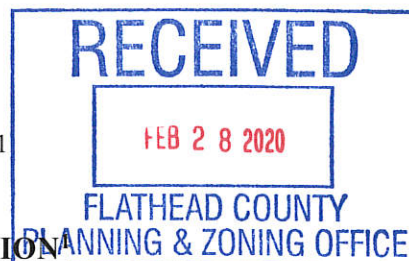




Flathead County  
Planning & Zoning  
40 11<sup>th</sup> Street West, Suite 220 Kalispell, MT 59901  
Telephone 406.751.8200 Fax 406.751.8210



**CONDITIONAL USE PERMIT APPLICATION**

*Submit this application, all required information, and appropriate fee (see current fee schedule)  
to the Planning & Zoning office at the address listed above.*

**FEE ATTACHED \$** 615.00

**PROPOSED USE** *(as described in the Flathead County Zoning Regulations):*

Camp and Retreat Center

**OWNER(S) OF RECORD:**

Name: Lech Naumovich Phone: 406 578 8158  
Mailing Address: 278 Cedar Hill Rd.  
City, State, Zip Code: Whitefish, MT 59937  
Email: lech.naumovich@gmail.com

**PERSON(S) AUTHORIZED TO REPRESENT THE OWNER(S) AND TO WHOM ALL  
CORRESPONDENCE IS TO BE SENT:**

Name: Same as above Phone: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City, State, Zip Code: \_\_\_\_\_  
Email: \_\_\_\_\_

**LEGAL DESCRIPTION OF PROPERTY** *(Refer to Property Records):*

Street  
Address: 288 Reservoir Rd. S 24 T 31N R 22W  
Subdivision Tract Lot Block  
Name: N/A No(s). 4B No(s). \_\_\_\_\_ No. \_\_\_\_\_

**1. Zoning District and Zoning Classification in which use is proposed (EXAMPLE: Bigfork Zoning District, SAG-5 zoning classification):**

R-1. The entire 4B parcel totals 12.6 acres. The entire area is zoned R-1, but we feel this level of development would not  
be appropriate for the site. One residence is under construction on parcel, and we look to add the proposed retreat center.

**2. Explain how the proposed use meets all of the required criteria below. ALL CRITERIA MUST BE  
DISCUSSED. IF CRITERIA ARE NOT APPLICABLE, PLEASE EXPLAIN WHY. Attach drawings,  
additional text, site plans, and any other documents that will assist staff in reviewing the proposed use. The  
more information you can provide, the easier it is for staff to review the application. Please discuss:**

**A. Site Suitability.**

The site is suitable for the use. This includes:

- (1) adequate usable space

Site is a total of 12.6 acres, in addition to another approx. 2 acres that are owned by the same owner.

Site is zoned R-1 but it's wonderful attributes have convinced us not to develop a subdivision, but rather a low impact retreat center across the parcel. One home will be located in a corner of the parcel. Home (under construction) will serve as the main residence of the owners of the parcel and the retreat.

- (2) adequate access

Reservoir road access permit has been issued contingent upon final construction.

- (3) absence of environmental constraints

Site has no known special status species/protected species or soil/air/water pollution issues.

**B. Appropriateness of Design.**

The site plan for the proposed use will provide the most convenient and functional use of lot. Consideration of design should include:

- (1) parking scheme

A 12' wide driveway has been roughed in on the site and includes numerous pullout areas for parking. Two parking spots are located on the second road segment and a parking lot area for 4 cars is located on the switchback between the 2nd and 3rd road segments. Additional parking is available in the "sand lot" area which accommodates 8 cars.

- (2) traffic circulation

We anticipate the project will likely create a maximum of 6 car trips per day. There will be turn around zones for ease of traffic flow.

- (3) open space

The following retreat plan has been created to allow for greater enjoyment and access to local trails. We believe our plan will lead to a net gain in resource quality, awareness and stewardship. The site has been unmanaged for 30 years and this project will work to manage resources for both resources and fuels loading providing a net benefit to the surrounding area. The site is zoned as R-1 which we believe would be incredibly impactful for this site and it's surrounding conservation areas.

- (4) fencing, screening

Our structures will be scarcely visible from the roads because of their siting. Additional fencing could be used, but we believe it will be more of an aesthetic impact.

(5) landscaping

As a restoration ecologist, our plan is to preserve and restore habitat in the Retreat site. We will use only appropriate local native plants.

(6) signage

We expect a simple welcome sign on Reservoir road that will signify where to turn for the retreat site.

(7) lighting

Lighting will be limited to specific gathering locations around decks, we do not anticipate additional lighting unless for artistic purposes. Lighting will be bug and pollinator friendly.

**C. Availability of Public Services and Facilities**

The following services and facilities are to be available and adequate to serve the needs of the use as designed and proposed:

(1) sewer

We have applied to the County for an oversized septic permit and our permit will allow for 3 additional bedrooms beyond the three located in the main house. Our plan calls for the construction of 3 single room dwellings, yurts and/or tiny homes, which will allow for septic to fully function as planned.

(2) water

Our research on wells from the MT GWIC website indicate sufficient water and recharge in the area for this purpose. We expect water use at the retreat to be greatly reduced from typical residential water use.

(3) storm water drainage

We anticipate that the additional impact from this project will be the creation of approximately 2,000 ft<sup>2</sup> of structures and impermeable space. This increase in impermeable space represents a 0.36% (about 1/3 of 1 percent) increase of impermeable land. We plan on employing BMPS for stormwater runoff on the driveway including slotted culverts, water bars, and other applicable methods.

(4) fire protection

As stated above, we will be implementing an active forest ecosystem management plan to reduce wildfire ignition risk in the area. We will employ residential fire protection standards as germane. The Whitefish Fire Department services this area next to the City of Whitefish Property to the east.

(5) police protection

We do not anticipate the need for any additional police service. City of Whitefish and Flathead Co sheriffs patrol the area.

- (6) streets

We do not anticipate road impacts from such limited use. We will resurvey road use annually.

**D. Immediate Neighborhood Impact**

The proposed use will not be detrimental to surrounding neighborhoods in general. Typical negative impacts which extend beyond the proposed site include:

- (1) excessive traffic generation

We do not anticipate notable changes in traffic generation by increasing car trips by a maximum of 6 cars per day.

- (2) noise or vibration

Retreat will keep regular quiet hours from 10pm to 6am unless a special event is publicly noted.

- (3) dust, glare or heat

Our facilities will not increase heat, dust or glare on this site beyond Co. regulations.

- (4) smoke, fumes, gas, or odors

Our facilities will not increase smoke, fumes, gas, or odors on this site beyond County regulations.

- (5) inappropriate hours of operation

As stated above, we will establish quiet hours from 10pm to 6am.

3. The following proposed uses shall meet additional requirements, known as "Conditional Use Standards" and "Performance Standards" as outlined in Chapters 4 and 5 of the Flathead County Zoning Regulations:

**4.01 Animal Hospitals, Kennels, Animal Shelters, Veterinary Clinics**

**4.02 Bed and Breakfast Establishments/Boarding Houses**

**4.03 Camp or Retreat Center**

**4.04 Caretaker's Facility in SAG-5, R-2.5, RR-1 and R-1 Districts**

**4.05 Cluster Housing Development in Residential Districts**

**4.06 Commercial Caretaker's Facility in B-2, B-3, BS, I-1, I-1H, and I-2 Districts**

**FEB 28 2020**




- 4.07 Contractors Storage Yard in AG and SAG Districts
- 4.08 Day Care Centers- 13 or More Individuals
- 4.09 Electrical Distribution Stations
- 4.10 Extractive Industries
- 4.11 Family Hardship Dwellings
- 4.12 Manufactured Home Parks
- 4.13 Mini-Storage, Recreational Vehicle Storage
- 4.14 Motor Coach Subdivisions
- 4.15 Recreational Facilities (see also 7.17.040)
- 4.16 Temporary Uses
- 5.06 Home Occupation
- 5.11 Short Term Rental Housing

**INSTRUCTIONS FOR CONDITIONAL USE PERMIT APPLICATION:**

1. Answer all questions. Answers should be clear and contain all the necessary information.
2. In answering question 1, refer to the classification system in the Zoning Regulations.
3. In answering questions 2 and 3, be specific and complete. Please use a separate sheet of paper to discuss the appropriate topics.
4. Copy of plot plan/site plan must be submitted with each application, with all existing or proposed structures shown, and distances from each other and from the property line. *If you are submitting a plan larger than 11x17 in size, please include 7 copies.*
5. A separate fee made out to 'GIS' for the 'Adjoining Property Owners List'. The list will be sent directly to the Planning & Zoning office and is valid for a period of 6 months from date generated. You may also get a certified adjoining landowners list from a title company if you choose.
  - *(The buffer should be 150 ft. for all areas with the following exceptions: Administrative Conditional Use Permits, standard Conditional Use Permits, and Planned Unit Development (PUD) applications within the Lakeside Zoning District require a 300 ft. buffer.)*

\*\*\*\*\*

*I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be incorrect or untrue, I understand that any approval based thereon may be rescinded and other appropriate action taken. The signing of this application signifies approval for the Flathead County Planning & Zoning staff to be present on the property for routine monitoring and inspection during the approval and development process.*

  
 Owner(s) Signature (all owners must sign)

2/25/2020  
 Date

Applicant Signature (if different than above)

2/25/2020  
 Date